

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

JUNE 16, 2011

1:00 P.M.

MINUTES

PRESENT

Linda Searl
Smita Shah
George Migala
Gracia Shiffrin
Andrew Mooney
Patricia Scudiero
Nancy Pacher
Kevin Slaughter
David Weinstein
John Nelson
Doris Holleb
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Gabe Klein
Terry Peterson
Alderman Ray Suarez
Alderman Margaret Laurino
Alderman Edward Burke
Alderman Daniel S. Solis

- I. The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on June 16, 2011.
- III. The Minutes of the May 19, 2011 Hearing were approved unanimously.

Chair Linda Searl welcomed Aldermen Walter Burnett, Alderman Thomas Tunney and Alderman Margaret Laurino as new members of the Chicago Plan Commission.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 5 WERE APPROVED BY A 10-0 OMNIBUS VOTE.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4418 South Wells. (3rd Ward)(11-069-21)

Dispositions

2. A resolution recommending the disposition of land from the City of Chicago to the Chicago Housing Authority for a mixed-use development for property located at 3633, 3671-73, 3701-03, 3709 and 3749-57 South State Street. (3rd Ward) (11-053-21)
3. A resolution recommending the disposition of land from the City of Chicago to the Chicago Housing Authority for mixed-use development for the property located at 2606 West Monroe Street and 1221-59 West Roosevelt Road. (2nd Ward) (11-054-21)
4. A resolution recommending the disposition of land from the City of Chicago to the Vietnam Survivors Memorial Foundation For the Preservation of the Vietnam Survivors Memorial for the property located at 817 South Oakley Boulevard. (25th Ward) (11-070-21)
5. A resolution recommending the disposition of land from the City of Chicago to Materials Handling and Storage for CTA Rail Maintenance for the property located at 315 East 63rd Street. (20th Ward) (11-071-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 596 submitted by River East P24, LLC for the property generally located at 500 - 520 North Lake Shore Drive, 500 - 516 East Illinois Street, 501 - 527 North Peshtigo Court and 469 - 485 East Grand Avenue. The applicant proposes to construct a 45-story residential building with 500 dwelling units, 415 parking spaces, and approximately 5,000 square feet of ground-floor retail space in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward) **Approved 13-0, Yeas – Commissioners Burnett, Holleb, Migala, Mooney, Nelson, Pacher, Scudiero, Shah, Shiffrin, Slaughter, Tunney, Weinstein, and Searl**
2. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 597 submitted by 3001 Development, LLC for the property generally located at 1003 North Rush Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant proposes to demolish the

existing three-story structure on this site and replace it with a two-story, approximately 5,500 sq ft, commercial building. The Applicant proposes to maintain the current zoning of the property, DX-5 Downtown Mixed-Use District. (42nd Ward) **Approved 12-0, Yeas – Commissioners Burnett, Holleb, Migala, Nelson, Pacher, Scudiero, Shah, Shiffrin, Slaughter, Tunney, Weinstein, and Searl**

3. A proposed technical amendment to Residential Planned Development No.723 for the property generally bounded by a line 313.88' north of East 63rd Street, a line 198.22' east of South Greenwood Avenue, a line 251.99' north of East 63rd Street, South Woodlawn Avenue, the alley next north of and parallel to East 63rd Street, South Kenwood Avenue, East 63rd Street, a line 260.93' east of South Kimbark Avenue, a line 80' south of East 63rd Street, a line 207' east of South Kimbark Avenue, the alley next south of and parallel to East 63rd Street, South Woodlawn Avenue, East 64th Street, South University Avenue, East 64th Street, South Greenwood Avenue, a line 145' south of East 63rd Street, the alley next west of and parallel to South Greenwood Avenue, the alley next south of and parallel to East 63rd Street, South Ingleside Avenue, East 63rd Street, South Ingleside Avenue, the alley next north of and parallel to East 63rd Street, South Greenwood Avenue, a line 120' north of East 63rd Street, a line 180.72' east of South Greenwood Avenue, a line 145' north of East 63rd Street, South Greenwood Avenue, a line 223.5' north of East 63rd Street, a line 180.72' east of South Greenwood Avenue, a line 252' north of East 63rd Street and South Greenwood Avenue submitted by 20th Ward Alderman Willie Cochran. The Applicant proposes to remove an area bounded by a line 125' north of and parallel to East 63rd Street, South Ellis Avenue, East 63rd Street and South Ingleside Avenue from Phase III of the Planned Development, rezone it to RM-5 Residential Multi-Unit District and then revise the Planned Development's bulk regulations and data table including net site area, and rezone it to PD 723, as amended. (20th Ward) **Approved 11-0, Yeas – Commissioners Burnett, Holleb, Migala, Nelson, Pacher, Scudiero, Shiffrin, Slaughter, Tunney, Weinstein, and Searl**

4. A proposed Institutional Planned Development submitted by Foundation for Emotionally Disturbed Children for the property generally located at 910-44 East 63rd Street, 6217-59 South Ingleside Avenue and 6220-36 and 6240-58 South Ellis Avenue. The applicant proposes to construct a two-story, 73,500 sq. ft. complex consisting of two schools, a dormitory building, an auditorium and recreational facilities; the site will also include 77 parking spaces. The applicant proposes to maintain the current underlying zoning of the property, RM5 Residential Multi-Unit District, for purposes of the Institutional Planned Development. (20th Ward) **Approved 11-0, Yeas – Commissioners Burnett, Holleb, Migala, Nelson, Pacher, Scudiero, Shiffrin, Slaughter, Tunney, Weinstein, and Searl**

5. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 601 submitted by Chicago Board of Education for the property generally located at 1556 East 56th Street (Bret Harte School). The applicant proposes to construct a 32-space surface parking lot in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (5th Ward) **Approved 10-0, Yeas – Commissioners Burnett, Holleb, Migala, Nelson, Scudiero, Shiffrin, Slaughter, Tunney, Weinstein, and Searl**

Adjournment: 3:20 PM